

Woodland Civic Association, Inc.



January 2026

2025 was a very busy year for the Woodland Civic Association. It was so busy that we ran out of time to schedule a meeting. We're sending this newsletter to bring everyone up to date on the activities that your board members have participated in that benefit our neighborhood.

Republic Airport:

We continue to attend the Republic Airport Commission meetings held every two months at the airport. These meetings are open to the general public. For anyone that wants to attend, the 2026 meeting dates are 2/10, 4/14, 6/9, 8/11, 10/13, and 12/8, all at 7pm in the main terminal building. The commission is supposed to be an intermediary between the airport and the community and is supposed to have 9 members. Right now, there are 4 members, with a NYS Department of Transportation employee serving as the 5th member. We are concerned that this doesn't keep the commission in an unbiased position as one member works for the airport. In addition, if any member is absent, there isn't a quorum and the minutes of the prior meeting can't be approved. Appointments to the commission are complicated, but we have been trying to get a Woodland Civic member on the board.

You may have seen media coverage in the springtime on News 12 and in Newsday for a new service from Republic called RetriviAir. It is a public charter offering transportation for pets in the main cabin with their owners. We were extremely concerned about this as it operates like a commercial airline using a procedural loophole. Anyone can book a ticket on a scheduled flight to a scheduled destination, which we believe is the same business model as any commercial airline. The airport and commission have repeated that commercial flights are not permitted at Republic, but they can't refuse these "public charter" flights, since that is their legal designation. While the RetriviAir flights haven't proven to be successful, we still feel that this type of operation is a way around the restriction that keeps commercial traffic out of this airport. We are keeping an eye on this.

There are public charter flights to Atlantic City that are currently being flown by Jet Blue from Republic. We have been assured that this is temporary until another charter company can be hired for these flights.

Construction began in September on airport access roads for the 5 parcel development. We have tried for years to stop or stall this construction as it puts 60 acres of land at the airport into the hands of one fixed based operator. There are plans to greatly increase the number of flights and jets that will operate at the airport. We believe that the contract was improperly granted in the first place, for many reasons, but we have been unsuccessful in stopping this project. We have tried every avenue we could, but it is difficult to fight the NYSDOT and the FAA and the Town of Babylon has not helped.

Beginning in March 2026, with completion scheduled for December 2026, runway 1/19 will be resurfaced. This closes the runway for almost a year, directing every flight to runway 14/32, which is the one that goes over our homes. A couple of years ago there was construction on runway 1/19, which also closed it for a year. It would have been nice if both projects could have been accomplished together so that our neighborhood could have avoided the additional noise that will be inevitable during all of 2026. Please continue to make noise complaints by calling 631-752-7707 #4, or you can make a complaint online at republicairport.net. Please be as specific as possible.

Superfund Site (Acadia Development):

The undeveloped area across from the Multiplex movie theater on Route 110, approximately 22 acres, is a class 2 superfund site. It is owned by Acadia Development, with plans to build warehouse space on it. Our primary concern is that the pollution is only 100 feet from homes on East Carmans Road by the firehouse. We believe that the property should be significantly cleaned up before any construction occurs. In April 2025, the Town of Babylon was able to arrange a meeting with the NYS Dept. of Environmental Conservation, our civic, and several other Town civics that we cooperate with. The summary of that meeting was that the NYSDEC felt that no additional mitigation was necessary and paving over a superfund site was sufficient. We do not agree, and felt that the extreme cost of cleaning the site up was the factor deciding the easiest solution instead of the safest one. Again, we took our concerns as far as we could without legal remedies. In addition, we believe increased truck traffic at the intersection of Conklin and Route 110 is a bad idea.

Target Rock Noise:

Our members that live in the co-op apartments across from the athletic field have been dealing with intermittent loud noise from the Curtiss Wright Target Rock manufacturing plant directly behind the complex. They manufacture valves for military and nuclear purposes. It was a superfund site in the 1980s, but wells were pumped and contaminated soil was removed. Monitoring is still being conducted at the site. There is no consistency to the time of day that the noise occurs and can go on for hours. The Town of Babylon has assisted with this and has contacted the facility. They are also willing to conduct a noise analysis but it is difficult to predict when the noise will occur. The plant seems to be willing to look into the noise and fix the machinery that is causing it. This issue is ongoing.

Noise and Lights on Athletic Field:

The homes that are closest to the SUNY campus, both houses and apartments, have had to deal with very loud noise from the athletic field, along with light pollution from the field lights. The campus hosts championship high school sporting events as an income stream, which leads to frequent usage and loud, enthusiastic, screaming crowds with air horns. The events are supposed to conclude by 9:30 but several times have continued past 11pm. We have met with the SUNY athletic director to make suggestions to lessen the noise, including scheduling the events earlier, only on weekends, and re-positioning the field speakers. This athletic field wasn't always used the same way, but the state decided to enhance it at that location because it is closest to the gym and locker rooms. The athletic director has been sympathetic and does try to lower the volume on the sound system. As a way of compensating for the disruption, he has offered us the use of the gym during the work week for free. This benefit will be available to any PAID members of Woodland Civic. A parking permit is required and will be issued for 2026 after we receive the dues for any members that want to use the gym. We did have a handful of members using it during 2025. If you are bothered by noise or lights from the field, please let us know so that we can follow up with the athletic director.

East Farmingdale “Revitalization” (Overlay):

We were invited to a preliminary meeting in December, held by the Town of Babylon, to discuss development at the Airport Plaza. They wanted to get our comments in a small setting before announcing any plans, with the hope that the community could help shape development. The Town believes that the Multiplex movie theater may be in jeopardy of closing due to low attendance. The property it sits on is zoned for commercial and light industrial usage. They propose re-zoning it as part of an “overlay” to allow residential development and avoid more warehouses or factories on the property. If the movie theater does close, something will be built on the property, so we may have to decide on the lesser of 2 evils. The Town feels that residential development aligns better with the wishes of the community. The owner of the property has the right to develop it. The Town is trying to steer it in a more palatable direction for us. The overlay would include the Airport Plaza, the 13 acres next to the train tracks with the abandoned building, and the area north of the tracks owned by Posillico.

The initial proposal is to build about 350 studio, one, two and three bedroom apartments on the east side of the movie theater, basically on the parking lot on the store side of the theater. The theater would remain standing, with parking on the Route 110 side. Apartment construction would restrict the use of the remaining land if the theater closes.

At the same time, there is an active push by Albany to build about 450 apartments on the 13 acres along the railroad tracks that is currently owned by the NYS Dept. of Transportation. A developer has been selected and they will be responsible to clean up all pollution caused by Fairchild in paint booths and probable asbestos on the grounds.

In 2017 we fought and defeated a proposal to build 2,700 apartments at the Airport Plaza. The concern we have now is that apartment development will be proposed piecemeal and add up quickly to be what we already defeated. Already, between these two projects, we will have 800 apartments, and that is before the movie theater potentially closes and is built on. 800 apartments brings 1,000 more cars during rush hour through an intersection that is already classified as the worst it can get, a category F. That is without the Acadia warehouse development across the street.

The fact is that these properties are owned and the owners have the legal right to build on them. The Town cannot stop development within the allowable zoning. At the same time, if tax abatements for construction are granted to the developers, current homeowners will have to pay more real estate taxes to cover the salaries of teachers, bus drivers, custodians, etc. that children moving in would require. All of the proposed development is currently on the south side of the railroad tracks, which does not affect the Half Hollow Hills school district. If the Posillico property is also developed north of the tracks, then we will probably see tax increases.

Bus Rapid Transit:

The Town of Babylon continues to propose a bus rapid transit system to run north/south, from the Amityville train station along Route 110 all the way up into New York Avenue in Huntington. These buses will have priority at traffic lights, changing them green as they approach. The problem with that is any east/west traffic that is waiting for a green light may have to sit through additional cycles as the bus takes priority. Turning on to Route 110 from Melville Road, or from Conklin, will take longer. The buses would run every 7 minutes. These buses will not reduce traffic. If GPS displays less traffic, cars will choose the route until the traffic becomes congested again. Again, the Conklin/Route 110 intersection is already a nightmare and will get worse with the additional apartments, warehouse space, and bus priority.

Village of Farmingdale Grant:

While we are not residents of the Incorporated Village, Main Street is still our town. The Village was given a grant for 4.5 million dollars towards projects to transform the downtown area. We attended a meeting where the community was asked for development ideas. It became clear that most people wanted to see a performing arts center of some sort, similar to the Patchogue Theater or The Argyle Theater. It also became apparent that there is no land within the Incorporated Village that would be large enough to do this. The open lot in front of Stop and Shop is outside of the Incorporated Village, for example. If we hear anything more we will let you know.

Melville Overlay:

The Huntington Quadrangle area, which is within our school district, has had a re-zoning to allow mixed use development. The proposal is that office building owners could renovate or rebuild their buildings to accommodate apartments as well as office space, with a walkable downtown area. Many office buildings are vacant as more people work remotely, so this proposal was decided on to avoid vacancy and deterioration of the area. There have been many problems with this idea, including concern with the lack of oversight, corruption by decisionmakers, lack of an overall plan for the entire area, lack of proper environmental studies, impact on the Half Hollow Hills school district, and many more apartments than the town can support. There are currently lawsuits against the town for environmental concerns. Since this construction would impact our school taxes negatively, we will stay on top of this project.

Bergen Point Waste Treatment Tour:

Several members of Woodland Civic took a tour of Bergen Point in September. We have gotten conflicting information on the capacity that this facility can handle, especially when excessive new construction within the town is planned. It appears that there is enough capacity at this time but a comprehensive evaluation by Bergen Point as new projects are proposed is necessary since expansion is very limited. There are many steps to waste treatment, the first being a screening that sorts out solids like paper, wipes, food, etc. (They asked that we let neighbors know to never flush any kind of wipe). The water goes on to multiple other treatment areas including bacteria added to reduce toxins. Even if a construction site claims to have installed their own waste treatment facility, as is proposed for the Melville Overlay, it is only to perform the first screening. All remaining waste must continue on to Bergen Point for the additional treatment that is necessary, so capacity at Bergen Point must be considered before any construction is approved.

VJ Day at The Museum of American Armor:

We were invited to attend a ceremony at the museum in September commemorating the end of WWII. It was a celebration of the friendship that has grown between the US and Japan, and three Japanese monks flew in that morning to say a special prayer. It was attended by Nassau and Suffolk county executives, along with WWII vets, and it was a lovely ceremony.

Ryder Cup:

Unless you attended this event or used the train to get to work, our neighborhood managed to have minimal disruption. Even the arrival of Air Force One didn't affect traffic around the airport very much. The downside is that Farmingdale doesn't really benefit in any way from events at the golf course since spectators are bussed in and out and buy food and souvenirs at the venue. Wood fencing has been put on sections of the park fence on Melville Road. It doesn't prevent unauthorized entry so the purpose is unclear. Hopefully it will be removed. If not, we will see if we can contact someone about it as it makes an old fence look worse.

Sidewalks:

Especially in a heavy snowfall, it can be difficult to shovel the sidewalks in front of our homes. It turns out, according to the Town of Babylon, that this is actually not optional. It technically is the responsibility of anyone that owns or rents a home with a sidewalk adjacent to, or on the property to keep it clear of snow and any other obstructions. We wanted to pass that along in case you were wondering.

We think you can see how hard we work all year to support our neighborhood, so please support us! Our email address is woodlandcivassoc@gmail.com, and our website is www.woodlandcivassoc.com (If you search our name, there is another Woodland Civic in New Jersey, so make sure you are clicking on the correct link! We were established in 1956).

Membership is open to all Suffolk County, East Farmingdale homeowners that live in the Half Hollow Hills school district.

.....

2026 Membership Dues, Woodland Civic Association, Inc.

Name_____

Address_____

Phone_____

Email_____

Please pay the annual \$10 per homeowner (one membership per address) membership dues by mailing a check payable to Woodland Civic Association, Inc. c/o Nancy Schliwka, Treasurer, 18 Hawthorne Street, Farmingdale, NY 11735.

Using Zelle: after logging into your banking app on your cellphone. Scan the barcode below. Please email us at woodlandcivassoc@gmail.com after you have sent your payment so we can correctly apply it. Thank you!



